Connells

Fairholme Road
Harrow

Fairholme Road
Harrow HA1 2TL

for sale offers in excess of
£260,000

Property Description

Connells are pleased to offer to the market this beautifully presented one bedroom first floor maisonette situated on the popular Fairholme Road in Harrow, it has been fully refurbished throughout and offers stylish, contemporary living.

The accommodation comprises a bright and spacious open plan reception room and kitchen, creating a modern and sociable living space perfect for relaxing and entertaining. The newly fitted kitchen features a range of contemporary wall and base units with ample worktop space and room for integrated appliances.

The generous double bedroom provides a comfortable retreat, while the sleek, modern bathroom has been finished to a high standard with quality fixtures and fittings.

Having undergone a comprehensive refurbishment, the property benefits from modern décor, updated flooring and a fresh, neutral finish throughout, allowing any purchaser to move straight in with minimal fuss.

Further benefits include a share of freehold with no service charge or ground rent, offering added long-term security and reduced ongoing costs, as well as residents' parking available via permit.

Fairholme Road is conveniently located for Harrow's excellent range of shopping, dining and leisure facilities, with nearby transport links providing easy access into Central London and the surrounding areas. Well-regarded schools, parks and local amenities are also within easy reach.

Early viewing is highly recommended.

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor **First Floor**

Total floor area 45.1 m² (485 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

T 020 8427 4321
E harrow@connells.co.uk

182 Station Road
HARROW HA1 2RH

EPC Rating: C

Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HRW313213

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.